

Request for Modifications to the Conditions of Approval

Sewer and Water – Condition #12 will be modified

12. ~~The sites shall be served by public sewer and water facilities.~~

Modification:

“The South Yard shall be served by public sanitary sewer and water facilities. The North Yard shall be served by public sanitary sewer facilities by March 5, 2017 and the use of well water shall be allowed until such time that there is an expansion or change of use.”

Fire Hydrants – The following conditions will be deleted

- ~~48. A total of two new hydrants are required. Each side of the new road shall be installed with a new hydrant.~~
- ~~49. Each new fire hydrant shall be able to deliver minimum 1,500 GPM water flow.~~
- ~~50. All new fire hydrants shall be Double Steamer Hydrant (Clow Valve Co. Model 865 with one 2 1/2" outlet & two 4 1/2" outlets). Blue reflective fire hydrant blue dot markers shall be installed on the roadways indicating the location of the fire hydrants.~~

Depot Road Frontage Improvements – Staff does not support deferring or waiving these requirements

14. Fully landscaped street frontage setbacks in compliance with the zoning ordinance shall be provided on Depot Road as well as both sides of the new road to the west.
15. Provide one twenty-four-inch box street tree per 20 to 40 lineal feet in the front landscape setback areas or fraction thereof. All trees shall be planted a minimum of five feet away from any underground utilities, a minimum of fifteen feet from a light pole, and a minimum thirty feet from the face of a traffic signal, or as otherwise specified by the city. Trees shall be planted according to the City Standard Detail SD-122 and the detail shall be included in the landscape plans.
19. One fifteen-gallon parking lot shade tree for every six parking stalls as well as within both ends of the parking bay shall be provided in accordance with the Off-Street Parking Regulations. A parking bay shall be terminated on both ends with endcap islands. The island width shall be minimum six feet wide measured from face of curb to face of curb or five (5) feet measured from back of curb to back of curb.
20. Parking stalls and adjacent paving/driveway shall be separated by six-inch raised concrete curbs
23. All landscaped area shall be fully irrigated with a system that meets water efficient standards in the ordinance. All new irrigation controllers shall be weather based.
27. Construct five foot-six inch sidewalk adjacent to the curb and gutter along the entire property frontage along Depot Road.
28. Install the bio-retention treatment area behind the sidewalk using a Bioretention Soil Mix (BSM) per Attachment.